

MEMBERS PRESENT: LEONARD KRAWCHECK, MICHAEL ROBINSON, MARGARET SMITH,
ALLISON GRASS, JOHN LESTER, ROSS APPEL
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA

BOARD OF ZONING APPEALS-ZONING

DECEMBER 18, 2018 5:15-19 P.M. 2 GEORGE STREET
8:04 P.M.

A. Deferred application from previously advertised BZA-Z agendas. For information call 724-3781.

1. 10 WESTEDGE ST. (WESTSIDE) APP. NO. 1812-18-A1
(460-00-00-014)

Request special exception under Sec. 54-220 to allow a 137-unit accommodations use in a MU-2/WH (Mixed Use-2/Workforce Housing) zone district.
Owner-10 West Edge Owner, LLC/Applicant-WhyHotel, Inc.

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferred.

MADE BY: SECOND: VOTE: FOR AGAINST

B. New Applications:

1. 40-46 MARKET ST. (458-05-03-035) APP. NO. 1812 -18-B1

Request one-year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 to for a 50-unit accommodations use and a variance granted under Sec. 54-306 to allow a 3-story building on February 2, 2016 with conditions in a GB-A (General Business-Accommodations) zone district.
Owner-Rainbow Market, LLC/Applicant-LS3P Associates

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval – one-year extension through 12/31/19 with conditions.

MADE BY: R.Appel SECOND: J.Lester VOTE: FOR 6 AGAINST 0

2. 2 ANSON ST. (458-05-03-131) APP. NO. 1812-18-B2

Request one-year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 on February 2, 2016 for a 50-unit accommodations use in a GB-A (General Business-Accommodations) zone district.
Owner-Rainbow Market, LLC/Applicant-LS3P Associates

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval – one year extension through 12/31/19 with conditions.

MADE BY: R.Appel SECOND: J.Lester VOTE: FOR 6 AGAINST 0

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3. 180 EAST BAY ST. (458-09-02-027) APP. NO. 1812-18-B3

Request one-year extension of a vested right that expires on December 31, 2018, pursuant to Sec. 54-962. Vested right pertains to a special exception granted under Sec. 54-220 for an 18-unit accommodations use and a variance granted under Sec. 54-306 to allow a building with a maximum height of 56-ft. on August 16, 2016 with conditions in a GB-A (General Business-Accommodations) zone district.

Owner-Vic Brandt/Applicant-Neil Stevenson Architects

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval – one-year extension through 12/31/19 with conditions.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 6 AGAINST 0

4. 1871 TURKEY PEN RD. (337-00-00-003) APP. NO. 1812-18-B4

Request variance from Sec. 54-824 to allow a subdivision to create 2 lots with Lot (B-2) having a 20-ft. lot frontage (50-ft. required).
Zoned SR-1.

Owner/Applicant-Francena Washington

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: A.Grass SECOND: J.Lester VOTE: FOR 6 AGAINST 0

5. 23 BROUGHTON RD. (THE CRESENT) APP. NO. 181218-B5
(421-14-00-027)

Request variance from Sec. 54-301 to allow a side entry addition (steps/landing) with a 16.2-ft. total side setback (24-ft. required).
Zoned SR-8.

Owners-Louisa & TJ Parsell/Applicant-Julia F. Martin Architects

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: R.Appel SECOND: J.Lester VOTE: FOR 6 AGAINST 0

6. 4 ADDLESTONE AVE. (WAGENER TERRACE) APP. NO. 1812-18-B6
(463-14-02-049)

Request special exception under Sec. 54-110 to allow a vertical extension (2nd story master bedroom/bathroom/closet/sitting room/laundry) to a non-conforming building footprint that does not meet the required 25-ft. rear and 9-ft. east side setback).

Zoned SR-2.

Owner-Mary Rebecca Barnet/Applicant-Beau Clowney Architects

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Robinson SECOND: M.Smith VOTE: FOR 6 AGAINST 0

7. 125 ½ LINE ST. (CANNONBOROUGH/ ELLIOTBOROUGH) (460-08-01-180) APP. NO. 1812-18-B7

Request use variance from Sec. 54-203 to allow commercial uses (barber shop, salon, art gallery office and retail) with days of operation Monday-Sunday and hours of operation 7am-10pm in a DR-2F (Diverse-Residential) zone district.

Owner-Christopher C. Finn/Applicant-J. Sidney Boone, Jr.

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: A.Grass SECOND: J.Lester VOTE: FOR 6 AGAINST 0

8. 16 RUTLEDGE AVE. (CHARLESTOWNE) (457-12-03-033) APP. NO. 1812-18-B8

Request use variance from Sec. 54-203 to allow the Charleston Symphony Orchestra Designer Show House from March 13, 2019 to April 14, 2019.

Zoned STR.

Owner-Wendy Gibson/Applicant-Charleston Symphony Orchestra League

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: R.Appel SECOND: J.Lester VOTE: FOR 6 AGAINST 0

9.

30 RACE ST. (WESTSIDE)
(460-04-01-061)

APP. NO. 1812-18-B9
- Request special exception under Sec. 54-206 to allow construction of accessory buildings (Hellenic Center and Social Hall) for an existing church in a DR-2F (Diverse-Residential) zone district.
Owner-Greek Orthodox Church of the Holy Trinity/Applicant-Liollio Architecture
- APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: J.Lester SECOND: M.Smith VOTE: FOR 6 AGAINST 0

10.

BEES FERRY RD. (301-00-00-027)

APP. NO. 1812-18-B10
- Request special exception under Sec. 54-206 to allow a mini-warehouse/self storage facility in a GB (General Business) zone district.
Owner-Madison Capital Group/Applicant-Seamon Whiteside & Associates
- APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: R.Appel SECOND: M.Smith VOTE: FOR 6 AGAINST 0

11.

207 ROMNEY ST. (NORTH CENTRAL)
(463-15-02-053)

APP. NO. 1812- 18-B11
- Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,849sf; 2,500sf required). Request variance from Sec. 54-301 to allow construction of a single-family residence with a 0-ft. west side setback (steps/landing) a 3-ft. total side setback (7-ft and 10-ft. required).
Request variance from Sec. 54-317 to allow construction of a single-family residence with one off-street parking space (two spaces required.).
Zoned DR-2F.
Owners-Robert Blews, Courtney Black/Applicant-Heather Wilson
- APPROVED XX

WITHDRAWN 0

DISAPPROVED 0

DEFERRED 0

MOTION: Approval.

MADE BY: M.Robinson SECOND: A.Grass VOTE: FOR 5 AGAINST 1
*R.Appel

12. 2010 JONASH RD. (FERGUSON VILLAGE) APP. NO. 1812-18-B12
(337-00-00-045)

Request variance (after-the-fact) from Sec. 54-301 to allow construction of a storage shed with a 3-ft. rear setback and 3-ft. east side setback (25-ft. and 9-ft. required).
Zoned DR-3.
Owner/Applicant-Rajiv Purushotham

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: M.Robinson VOTE: FOR 6 AGAINST 0

13. 1061 FOLLY RD. (QUEENSBOROUGH) APP. NO. 1812-18-B13
(337-08-00-055)

Request special exception under Sec. 54-206 to allow construction of an accessory building (Parish Hall) for an existing church in a SR-1 (Single-Family Residential) zone district.
Owner-Bishop of Charleston (A Sole Corp.)/Applicant-Glick/Boehm & Associates

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: J.Lester VOTE: FOR 6 AGAINST 0

14. 1216 GUNN AVE. (ASHLEYVILLE/ APP. NO. 1812-18-B14
MARYVILLE) (418-05-00-312)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 4,958sf; 6,000sf required).
Zoned SR-2
Owner-St. Adams Avenue, LLC/Applicant-Kevin Kalman

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: M.Robinson VOTE: FOR 6 AGAINST 0

15. 15 STRAWBERRY LN (NORTH CENTRAL) APP. NO. 1812-18-B15
(460-03-02-168)

Request special exception under Sec. 54-501 to allow construction of a single-family residence on a lot of insufficient size (Lot area 1,880sf; 2,500sf required).
Zoned DR-2F.
Owner-782 A Rutledge, LLC/Applicant-Clarke Design Group

APPROVED 0 WITHDRAWN 0
DISAPPROVED 0 DEFERRED XX

MOTION: Deferral for legal opinion.

MADE BY: M.Smith SECOND: R.Appel VOTE: FOR 6 AGAINST 0

16. 86 MURRAY BLVD. (CHARLESTOWNE) APP. NO. 1812-18-B16
(457-11-01-005)

Request variance from Sec. 54-301 to allow construction of a platform for (hvac condenser units and generator) with a 2.5-ft. west side setback (9-ft. required).
Zoned SR-2.
Owners-Kate & Nigel Cooper/Applicant-Timothy Cook

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: A.Grass SECOND: M.Smith VOTE: FOR 6 AGAINST 0

17. 4 DINGLE ST. (NORTH CENTRAL) APP. NO. 1812-18-B17
(460-03-02-018)

Request variance from Sec. 54-317 to allow 2 detached single-family residences with 2 off-street parking spaces (4 spaces required).
Zoned DR-2F.
Owner-Chauncey Jordan/Applicant-John Douglas Tucker, Architect

APPROVED 0 WITHDRAWN XX
DISAPPROVED 0 DEFERRED 0

MOTION:

MADE BY: _____ SECOND: _____ VOTE: FOR _____ AGAINST _____

18. 844 MAGNOLIA RD. (MARYVILLE/ APP. NO. 1812-18-B18
ASHLEYVILLE) (418-09-00-117)

Request variance from Sec. 54-317 to allow construction of a mixed-use building with 2,523sf of office space, 1,800sf of interior patron use area (café) and 1,196sf of retail space (art gallery/workshop) with 7-off-street parking spaces (37 spaces required).
Zoned CT.

Owner-546 Elm, LLC/Applicant-Matteo Rapallini

APPROVED	0	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	XX

MOTION: Deferral to meet with neighbor’s parking concerns.

MADE BY: R.Appel SECOND: J.Lester VOTE: FOR 6 AGAINST 0

19. 46 RADCLIFFE ST. (RADCLIFFEBOROUGH) APP. NO. 1812-18-B19
(460-12-03-042)

Request special exception under Sec. 54-110 to allow a 2-story addition (stairs/ kitchen expansion/sitting room/deck that enlarges a non-conforming dwelling unit (Unit B), extends a non-conforming 0-ft. east side setback, a non-conforming 6.8-ft. west side setback and non-conforming 6.8-ft. total side setback (3-ft., 9-ft. and 15-ft. required).
Request variance from Sec. 54-301 to allow a 2-story addition having a 65% lot occupancy (35% limitation; existing lot occupancy is 56%).
Zoned DR-1.

Owner-Ella Richardson/Applicant-John H. Williams

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Robinson SECOND: R.Appel VOTE: FOR 5 AGAINST 0
*M.Smith recused

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.